

# ENF Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	14201
MEPA Analyst:	Holly Johnson
Phone:	617-626-1023

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Tremont Yard	
Street: 257 Father Morissette Boulevard	
Municipality: City of Lowell	Watershed: Merrimack River
Universal Transverse Mercator Coordinates:	Latitude: 42° 38' 55" N Longitude: 71° 18' 54.68" W
Estimated commencement date: 04/15/08	Estimated completion date: 07/13/09
Approximate cost: \$8,000,000.00	Status of project design: 80 %complete
Proponent: Tremont Yard, LLC	
Street: 11 Knoll Road	
Municipality: Dracut,	State: MA Zip Code: 01826
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Larry MacNeill	
Firm/Agency: Soucy Industries, Inc.	Street: 5 Dick Tracy Drive
Municipality: Pelham	State: NH Zip Code: 03076
Phone: (603) 883-4500	Fax: (603) 883-7600 E-mail: lmacneill@

soucyindustries.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes  No

Has this project been filed with MEPA before?

Yes (EOEA No. \_\_\_\_\_)  No

Has any project on this site been filed with MEPA before?

Yes (EOEA No. \_\_\_\_\_)  No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

- a Single EIR? (see 301 CMR 11.06(6))  Yes  No
- a Special Review Procedure? (see 301 CMR 11.09)  Yes  No
- a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
- a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): Land lease from Division of Capital Management & Maintenance (DCAM) of .88 acres; Mass. Development Financing of up to \$8,000,000.00

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals:

Local site plan approval Special Permit (pending)  
Local historic board permit (issued 08/17/07)

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

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**MEPA**

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) - Specify:
Total site acreage	0.88			
New acres of land altered				
Acres of impervious area				
Square feet of new bordering vegetated wetlands alteration				
Square feet of new other wetland alteration				
Acres of new non-water dependent use of tidelands or waterways				
<b>STRUCTURES</b>				
Gross square footage	18,355±	35,874±	54,229±	
Number of housing units	0	0	0	
Maximum height (in feet)	14'±	54'±	68'±	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0			
Parking spaces	0			
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	1200			
GPD water withdrawal				
GPD wastewater generation/treatment				
Length of water/sewer mains (in miles)				

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify project is ground lease and)  No adaptive re-use of a structure now held under Article 97  
 Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_)  No

**HISTORICAL / ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify Tremont Power House)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify Limited demolition associated with renovation of Tremont Power House)  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_)  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

- (a) Existing brick exterior wall and wood decking, beams, and miscellaneous frame to be removed down to the foundation. A new masonry veneer and glass skin steel modern structure to rise for a total of 5 stories which will be used for office space. Basement to be a restaurant will retain the existing forbay and turbine sheels of the former powerhouse building for display purposes.
- (b) The primary on-site alternative is to leave the deteriorating structure undisturbed. There are no impacts to the structure, but the sub-terranean features would not be restored. It is an alternative to build a similar structure off site, but the adaptive re-use of the historic structure could not be achieved under this alternative.
- (c) A Memorandum of Agreement dated September 2004. Among the Division of Capital Asset Management, Department of Conservation and Recreation, the Massachusetts Historical Commission and City of Lowell (copy attached) outlines mitigation measures for the adaptive re-use of the structure. The proponent has proposed a preservation plan for the structure that incorporates mitigation measures.

The project's preservation plan is attached to the approval letter from the Lowell National Historical Park dated March 21, 2007. that is referred to below and attached herto